Karen Johnson Davidson County
Batch# 740475 DEEDWARR
10/21/2021 09:17:30 AM 3 pgs
Fees: $18.00 Taxes: $1,979.50
20211021-0141223

Prepared by and Return to:
Hywater Title
1800 S. Rutherford Blvd. Suite 203
Murfreesboro, TN 37130

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is $535,000.00

Affiant

Subscribed and Sworn before me this 18th day of October , 2021.

Notary Public
My commission expires: 3/6/24

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

ADDRESS OF NEW OWNER:	SEND TAX BILLS DUE:	TAX INFORMATION:
Jennifer Austin Daniels and Oren Koric Daniels 2336 Alteras Drive, Nashville, TN 37211	I Serve Residential Lending, LLC 10920 VIA FRONTERA SUITE 520 SAN DIEGO, CALIFORNIA 92127	173-09-0A-573.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marilyn Williams, unmarried,**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jennifer Austin Daniels and Oren Koric Daniels, wife and husband**, "the Grantee," the following described real estate in Davidson, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 547 on the Plan of Section One of Phase Eight, Lenox Village of record in Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marilyn Williams, unmarried by Warranty deed from Robbie L. Bright, a single woman of record in Instrument No. 20120604-0048537 Register's Office for Davidson County, Tennessee, dated March 30, 2012 and recorded on June 4, 2012. (Value of consideration shown in aforementioned deed $278,000.00.) Being also known as 2336 Alteras Drive Nashville, Tennessee 37211.

This is [ ] improved [ ] unimproved property known as 2336 Alteras Drive, Nashville, TN 37211 .

THIS CONVEYANCE IS SUBJECT TO (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

GRANTOR COVENANTS THAT it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 15th day of October, 2021.

Marilyn Williams

Marilyn Williams

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Marilyn Williams, unmarried,,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he or she executed the within instrument for the purposes therein contained.

This the 15th day of October, 2021.

Notary

My commission expires: 09/19/2022

JIM A. HYDE
TENNESSEE NOTARY PUBLIC
My Comm Exp. September 19, 2022
COUNTY OF RUTHERFORD

Certification of Recorded Documents

I, Karen Suggs, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 18, 2021.

Karen Suggs

(AFFIANT) – Karen Suggs

10/18/2021
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 18th day of October, 2021.

My commission expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY